

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: May 14, 2014

DUE DATE: April 14, 2014

Distributed: March 25, 2014



Cobb County... Expect the Best!

LEGEND

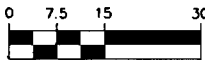
- SS = Sanitary Sewer
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- B/C = Back of Curb
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- PL = Property Line
- DE = Drainage Easement
- WM = Water Meter
- WV = Water Valve
- FH = Fire Hydrant
- R/W = Right of Way
- BL = Building Setback Line

ZONING INFORMATION

R-20 ZONING WITH APPROVED SIDELINE VARIANCE

- Min. Lot Area = 20,000 S.F.
- Units per Acre 1.75 avg
- Min Floor 1,200 S.F.
- Min Street Frontage = 50 Feet
- Max Lot Coverage = N/A
- Setbacks:
- Front - 35 Feet
- Sides - 10' Feet
- Rear - 35 Feet

GRAPHIC SCALE



SCALE: 1" = 30'

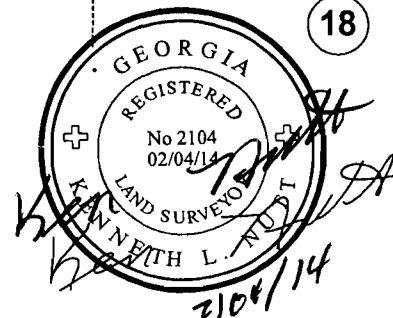
THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLATBOOK 14 PAGE 109.

THE PURPOSE OF THIS REVISION IS TO: RECORD A PLAT OF THE PROPERTY THAT REFLECTS THE CONDITIONS OF VARIANCE CASE _____ OF 2014 APPROVED BY THE COBB COUNTY BOARD OF ZONING APPEALS ON

Cobb County Zoning Division _____ Date _____

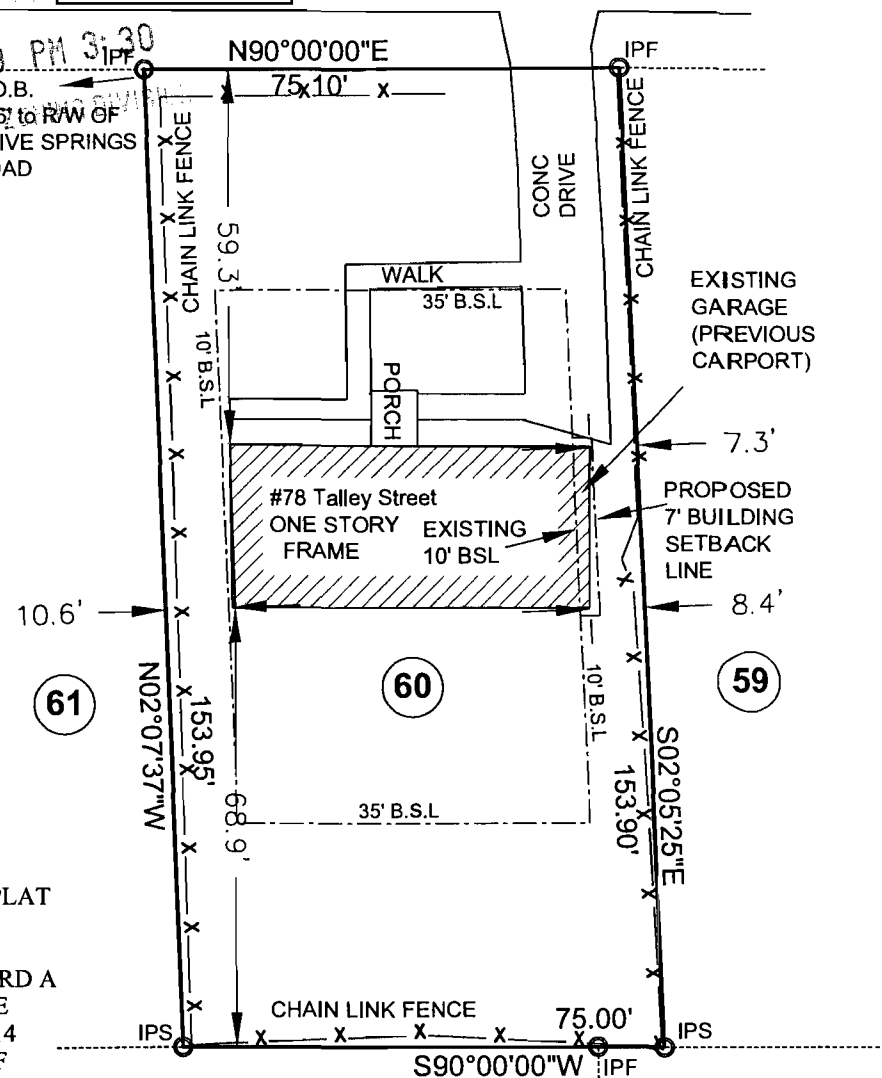
Development & Inspections Division _____ Date _____

AREA
Lot 60
11,542 Square Feet Total
(0.26 Acres)



V-34 (2014) TALLEY STREET
(40' RIGHT-OF-WAY)

2014 FEB 19 PM 3:30
P.O.B. 625' to R/W OF OLIVE SPRINGS ROAD



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 84,200 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel #13067C0118H, dated 03/04/2013 this property is not located in an area having special flood hazards.

Zoning Variance Plat for:
MAI T. LE

Tax ID: 17022800530
Lot 60, Block "A", Casey Park S/D
78 Talley Street
Land Lot 228 17th District 2nd Section
Cobb County, Georgia



Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: KN
Date Surveyed: 02/03/14
Date Drawn: 02/04/14

Computed by: KN
Drawn by: KN
Checked by: KN

REFERENCES
Plat Bk: 14 Pg. 109
Deed Bk. 15125 Pg. 5021

APPLICANT: Anthony T. Lee

PETITION No.: V-34

PHONE: 404-563-3529

DATE OF HEARING: 05-14-14

REPRESENTATIVE: Anthony T. Le

PRESENT ZONING: R-20

PHONE: 404-563-3529

LAND LOT(S): 228

TITLEHOLDER: Mai Le

DISTRICT: 17

PROPERTY LOCATION: On the south side of Talley Street, east of Olive Springs Road (78 Talley Street).

SIZE OF TRACT: 0.26 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 7 feet on the eastern side.



COBB COUNTY GEORGIA
FILED

Application for Variance Cobb County

2014 FEB 19 PM 3:30

(type or print clearly)

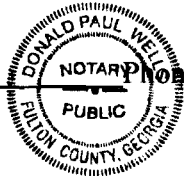
Application No. V-34
Hearing Date: 5-14-14

COBB COUNTY ZONING DIVISION

Applicant ANTHONY T UE Phone # 404-563-3529 E-mail BLESSUSGOD.COM

ANTHONY T UE Address 51 HOLLINGER WAY, MARIETTA, GA 30060
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)



Phone # 404-563-3529 E-mail BLESSUSGOD.COM

Signed, sealed and delivered in presence of:

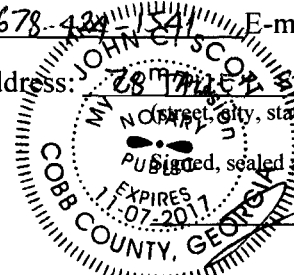
[Signature]

Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Titleholder MAT UE Phone # 678-424-1541 E-mail MOTHERMATTBLESSME.COM

Signature [Signature] Address: 78 TALLEY STREET, MARIETTA, GA 30060-4845
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 11-7-17

Present Zoning of Property OF MAILE - REPRESENTED BY BROTHER (ANTHONY T UE)

Location 78 TALLEY STREET, MARIETTA, GA, 30060 / OLIVE SPRINGER JUDY CIRCLE & PAT HELL RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 228 District 17TH Size of Tract 0.5 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property N/A Shape of Property N/A Topography of Property N/A Other N/A

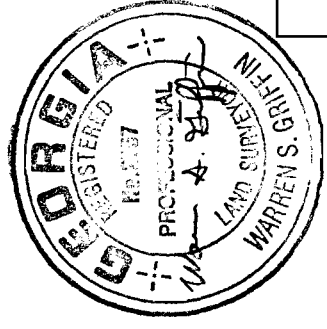
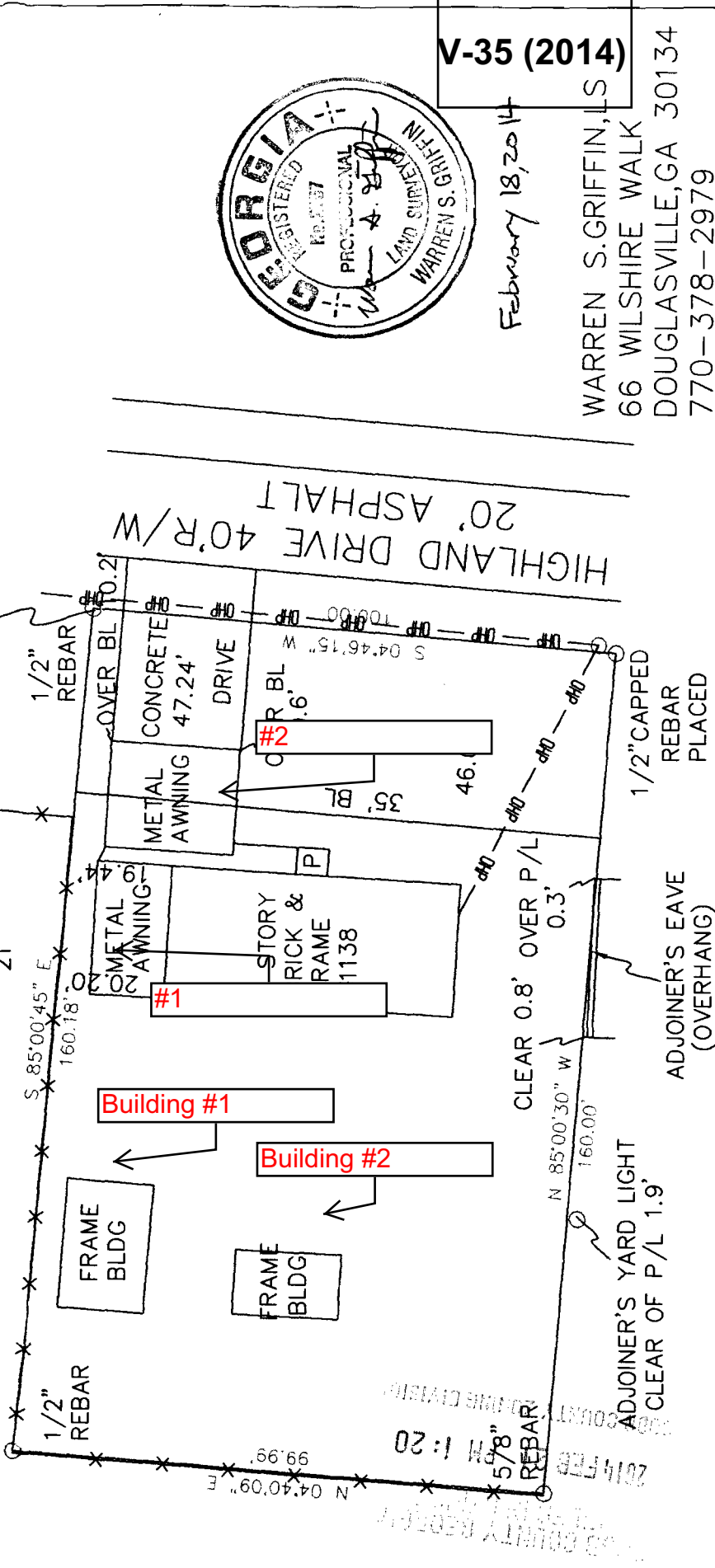
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Upon closure of the house, sister of the former owner, who is a Deputy Sheriff, revealed to us that next door neighbour who uses drugs and has criminal records, tends to jump into this carport, uses & hides marijuana & other drugs, thus for the safety of my 73-old mother & I, who are females, we decided to enclose the carport. The Deputy Sheriff strongly urges us to enclose the carport otherwise he will invade and attack us at any moment when he knows we are all minority women. Thanks.

List type of variance requested: By the explanation of the zoning office, to enclose the carport, the setback must be at least 10 feet wide to the property lines, but in this case, it is only 8 feet wide as houses that were built prior to 1960s - all have the same 8 feet wide of setback, so we need the variance of this setback.



227.6' TO THE SOUTHERLY
50'R/W OF SAWYER ROAD.



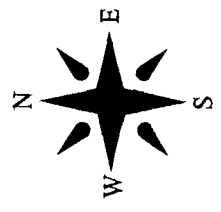
V-35 (2014)

February 18, 2014

WARREN S. GRIFFIN, LS
66 WILSHIRE WALK
DOUGLASVILLE, GA 30134
770-378-2979
THEODALOT@AOL.COM

Survey for: Donald H. Carter
Highland Acres Lot 20
1138 Highland Drive
Marietta, Ga 30062
16th Dist. Land Lot 949 Cobb County
Deed Book 4899 Page 340-342
Plat Book 13 Page 191

Scale: 1"=30'
Date: 02/18/14LT
Drawn: WSG
Checked: WSG
Job:



FILE: 1138HIGHLANDDR

PLAT:
ACRES: 0.3675
SQ. FT.: 16,008
PRECISION: 189,993

A TOPCON GTS-312 ELECTRONIC TOTAL STATION
WAS USED TO COLLECT THE DATA USED IN THE
PREPARATION OF THIS PLAT.

FLOOD INSURANCE NOTE: By graphics plotting only,
this property is in ZONE X
of the Flood Insurance Rate Map, Community Panel No.
13067CQ107H effective date of 11-02-2012
Exact designations can only be determined by an Elevation
Certificate. Based on the above information, this property
IS NOT in a Special Flood Hazard Area.

APPLICANT: Chris Carter
PHONE: 770-380-4239
REPRESENTATIVE: Chris Carter
PHONE: 770-380-4239
TITLEHOLDER: Donald H. and Thelma S. Carter
PROPERTY LOCATION: On the west side of
Highland Drive, south of Sawyer Road
(1138 Highland Drive).

PETITION No.: V-35
DATE OF HEARING: 05-14-14
PRESENT ZONING: R-20
LAND LOT(S): 949
DISTRICT: 16
SIZE OF TRACT: 0.37 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 5 feet on the northern side;
2) allow an accessory structure (approximately 500 square foot Metal Awning #2) in front of the primary structure; 3)
waive the required front setback from 35 feet to 24 and the side setback from the required 10 feet to 5 feet on the
northern side for an accessory structure over 144 square feet (approximately 500 square foot Metal Awning #2); and 4)
waive the rear setback for accessory structures under 650 square feet (existing 384 square foot "Frame Bldg #1" and
existing 240 square foot "Frame Bldg #2") from the required 35 feet to 23 feet and the side setback for an accessory
structure under 650 square feet (existing 384 square foot "Frame Bldg #1") from the required 10 feet to 5 feet.



Application for Variance Cobb County

2014 FEB 21 PM 1:20
COBB COUNTY ZONING DEPARTMENT

(type or print clearly)

Application No. V-35
Hearing Date: 5-14-14

Applicant Chris Carter Phone # 770-380-1408 E-mail Carterwick@gmail.com
Chris Carter Address 1138 Highland Dr. Marietta Ga 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-380-1408 E-mail Carterwick@gmail.com
(representative's signature)

My commission expires: 03/06/2017
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Donald H. Carter Phone # 770-380-1408 E-mail dhoyt.carter@yahoo.com
Thelma S. Carter Address: 1138 Highland Dr. Marietta Ga 30062
Signature [Signature] (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 03/06/2017
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R20
Location 1138 Highland Dr. Marietta Ga 30062
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 949 District 16 Size of Tract .36 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.
Size of Property .36 Shape of Property _____ Topography of Property _____ Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: Hardship - We would like to reduce the setback lines on the front and side of the property by 10ft. The residence @ 1138 Highland Dr. are elderly and handicap. The metal Corford keeps the residence out of the weather

V-37 (2014)

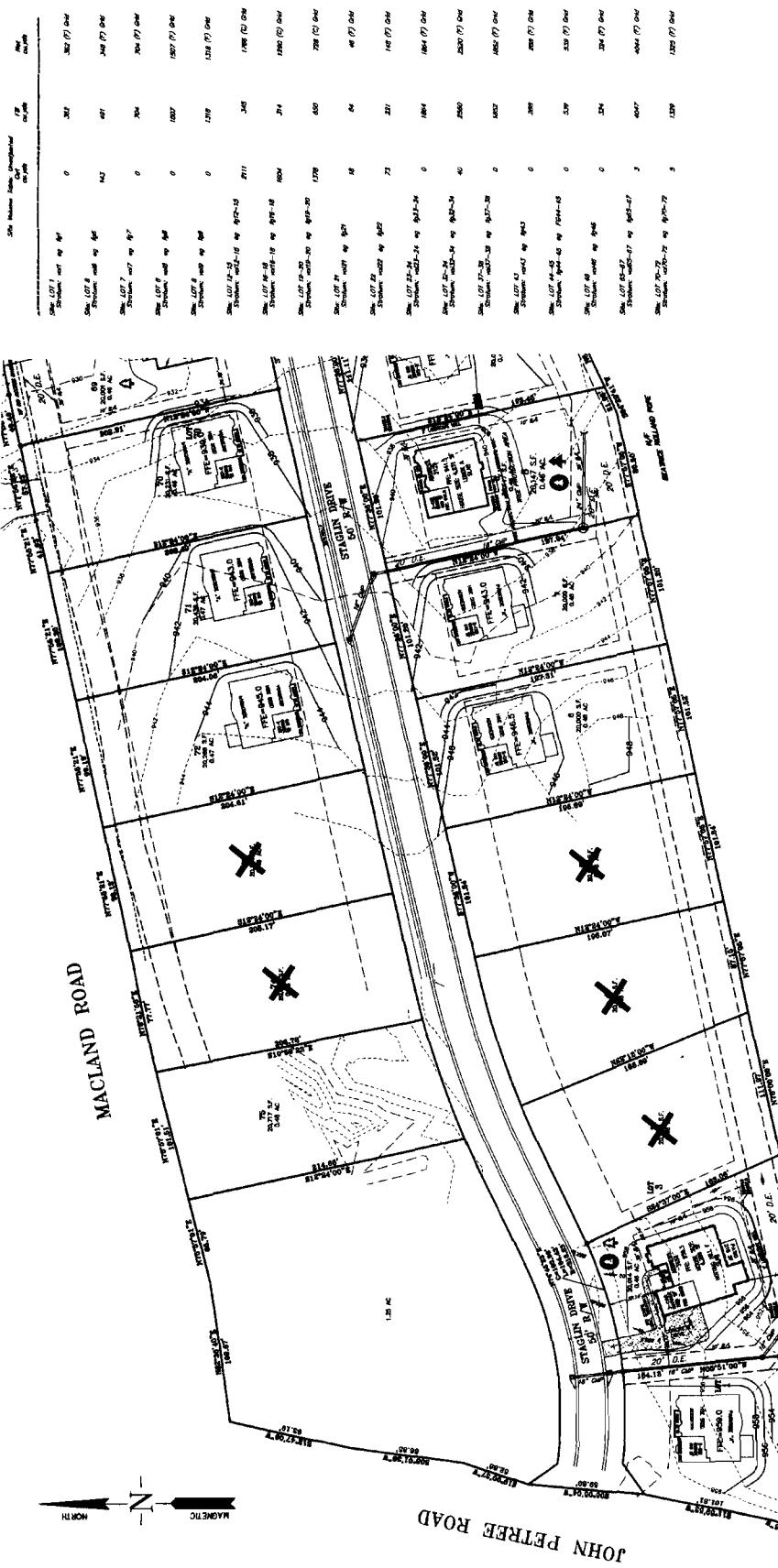


NO.	DATE	REVISION DESCRIPTION
1	FEBRUARY 17, 2014	ISSUED AS A PRELIMINARY PLAN
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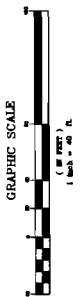
DATE: FEBRUARY 17, 2014
 DRAWN BY: CM
 CHECKED BY: ATP
 SCALE: 1" = 40'
 TITLE: ROUGH GRADING PLAN FOR
 VINEYARD LAND 1948

PREPARED BY
VANSANT-CAMPBELL
 CIVIL ENGINEERING - LAND SURVEYING
 8807 Brown Branch
 Damascus, Virginia 22026
 Tel: (703) 942-1244 Fax: (703) 942-2010

SHEET 1



- NOTES:
1. ELEVATIONAL DATUM IS BASED ON CGS88 COUNTY MONUMENT IN VINEYARD LOTS 1 AND 2 WITH THE 1958 SURVEY ON VINEYARD PLACE EAST FINAL PLAN.
 2. AS PER OFFICIAL F.I.R.M. NO. 1306700094H, DATED: MARCH 24, 2013, THE PROPERTY IS LOCATED IN SPECIAL ZONING DISTRICT 10-10-A-10.
 3. CONTOUR INTERVAL IS 2.0 FEET.
 4. CONTOURS INTERPOLATED FROM ACTUAL FIELD LOCATED POINTS.
 5. DATE OF FIELD WORK: DECEMBER 2013. (MULTIPLE TRIPS)
 6. TYPICAL HOUSE SHOWN FOR GRADING PLAN ONLY.
 7. COMPLETE STORM & SANITARY SEWER SYSTEM NOT SHOWN.
 8. COMPLETE SITE TOPOGRAPHY NOT SHOWN.
 9. CUT & FILL VOLUMES BASED ON 1:1 RATIO. NO CUT & FILL ADJUSTMENT FACTORS WERE APPLIED.
 10. ON-SITE STOCKPILES MAY NOT BE USABLE FOR STRUCTURAL FILL.
 11. FILL OF LESS THAN 1 FOOT NOT SHOWN ON PLAN.



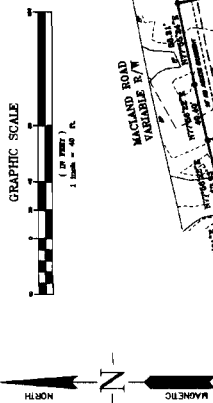
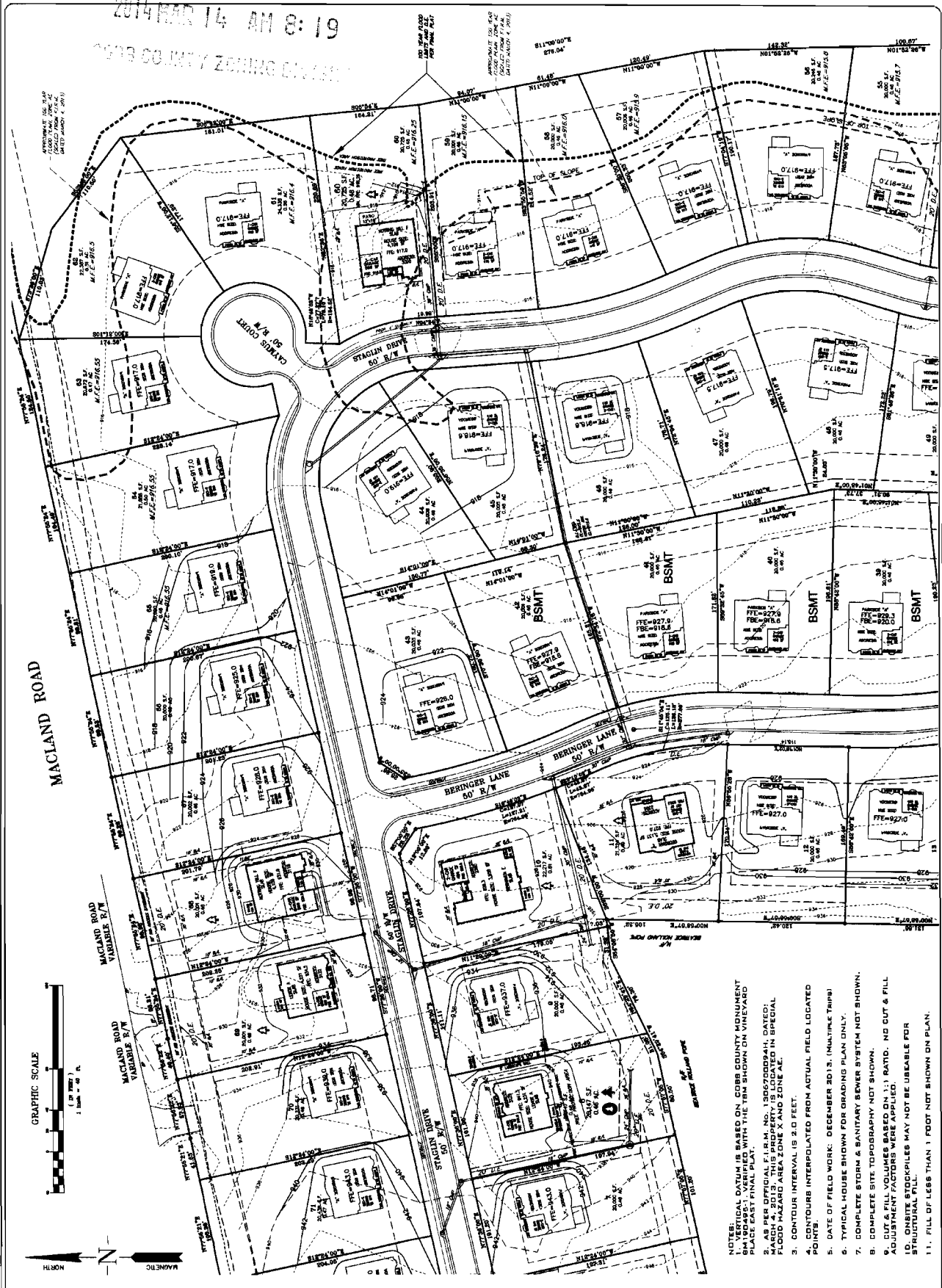
2014 MAR 14 AM 8:19
 70009 COUNTY ZONING DISTRICT 10-10-A-10



NO.	DATE	REVISION DESCRIPTION
1	02/17/2014	DATE: FEBRUARY 17, 2014
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VINEYARD LAND SURVEYORS, INC.
 1818
 LAND SURVEYORS
 PREPARED BY
 VANSANT-CAMPBELL
 CIVIL ENGINEERING - LAND SURVEYING
 8007 Bosham Parkway
 Independence, MO 64113
 Tel: (816) 442-1234 Fax: (816) 442-2010

ROUGH GRADING PLAN FOR
 DATE: FEBRUARY 17, 2014
 DRAWN BY: G.M.
 CHECKED BY: A.T.P.
 PROJECT NO.: 14-001
 SHEET NO.: 2



- NOTES:
1. DATUM IS BASED ON COBS COUNTY MONUMENT SHOWN AS 1. VERIFIED WITH THE TBM SHOWN ON VINEYARD PLACE EAST FINAL PLAT.
 2. AS PER OFFICIAL F.I.R.M. NO. 1306700004H, DATED: 08/11/2011, THE SITE IS ZONED IN SPECIAL FLOOD HAZARD AREA ZONE X AND ZONE AE.
 3. CONTOUR INTERVAL IS 2.0 FEET.
 4. CONTOURS INTERPOLATED FROM ACTUAL FIELD LOCATED POINTS.
 5. DATE OF FIELD WORK: DECEMBER 2013. (MULTIPLE TRIPS)
 6. TYPICAL HOUSE SHOWN FOR GRADING PLAN ONLY.
 7. COMPLETE STORM & SANITARY SEWER SYSTEM NOT SHOWN.
 8. COMPLETE SITE TOPOGRAPHY NOT SHOWN.
 9. CUT & FILL VOLUMES BASED ON 1:1 RATIO. NO CUT & FILL ADJUSTMENT FACTORS WERE APPLIED.
 10. ON-SITE STOCKPILES MAY NOT BE USABLE FOR STRUCTURAL FILL.
 11. FILL OF LESS THAN 1 FOOT NOT SHOWN ON PLAN.

2014 MAR 14 AM 8:19
 61:8:19
 2014 MAR 14 AM 8:19

APPLICANT: Legendary Communities

PETITION No.: V-37

PHONE: 678-462-5301

DATE OF HEARING: 05-14-14

REPRESENTATIVE: Patrick Madden

PRESENT ZONING: R-20

PHONE: 770-804-9229

LAND LOT(S): 495, 496, 541, 542

TITLEHOLDER: Vineyard Place East VDL, LLC
and BK Residential Construction,
LLC

DISTRICT: 19

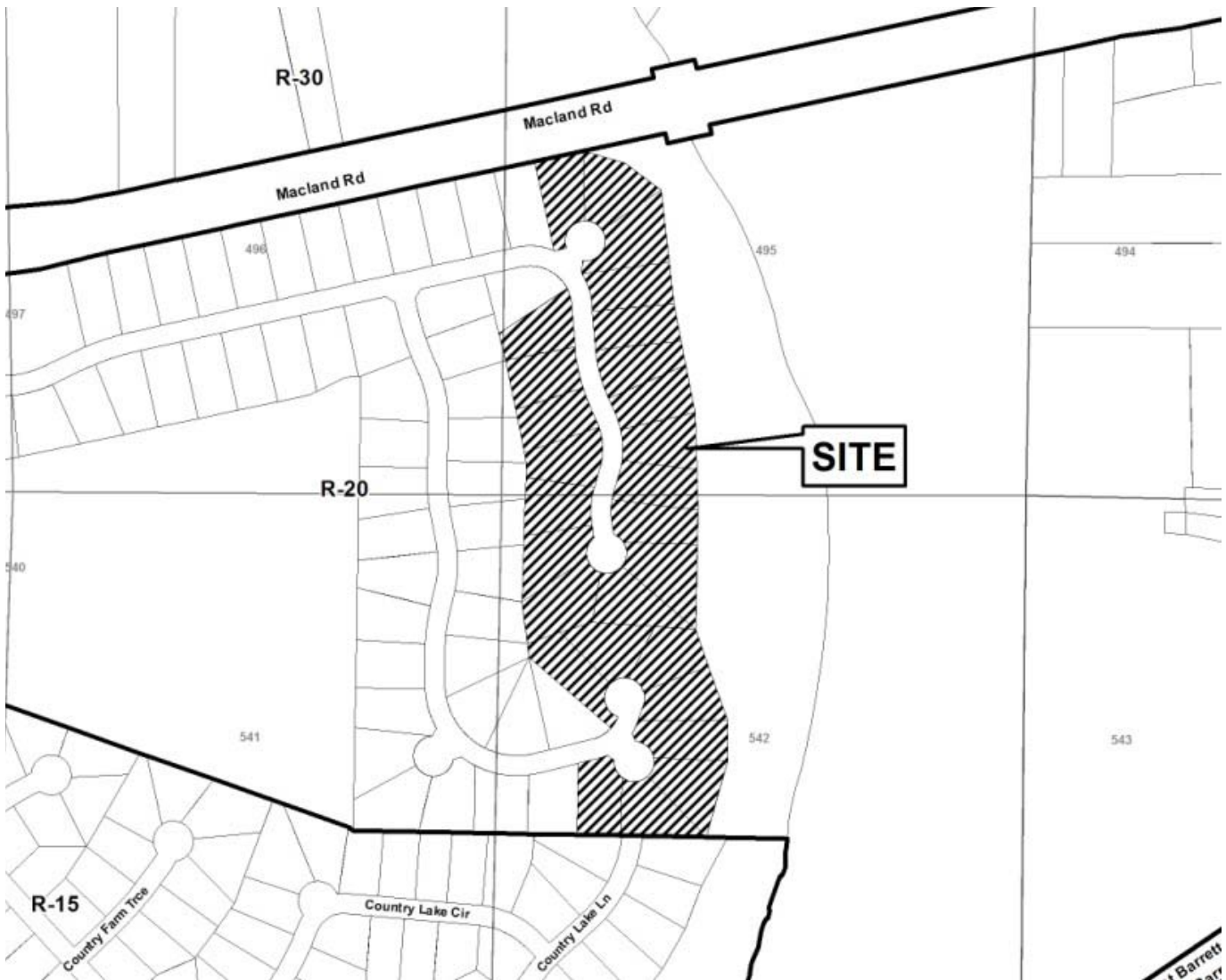
PROPERTY LOCATION: Along Staglin Drive and
Beringer Lane, east of John Petree Road, and on the south
side of Macland Road

SIZE OF TRACT: 52.06 acres

(Various Addresses).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the front setbacks from the required 35 feet to 20 feet on lots 24 to 31 and lots 46 to 63 of Vineyard Place East Subdivision.



Application for Variance
Cobb County

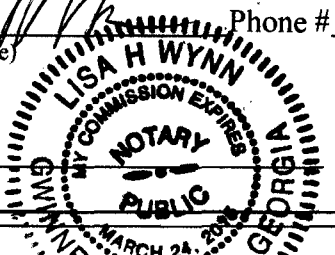
2014 MAR 13 AM 8:54 (type or print clearly)

Application No. V-37
Hearing Date: 5-14-14

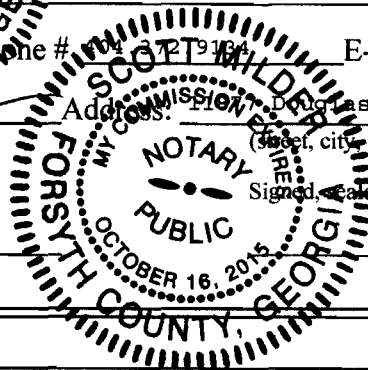
Applicant Legendary Communities Phone # 678.462.5301 E-mail i.taute@legendarycom.com
Patrick Madden Address 5881 Glenridge Dr NE, # 250 Atlanta GA30328
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770.804.9229 E-mail pmadden@meansap.com
(representative's signature)

My commission expires: _____ Signed, sealed and delivered in presence of:
[Signature] Notary Public



Titleholder Vineyard Place East, LLC Phone # _____ E-mail jsax@atlvd1.com or lmilder@atlvd1.com
[Signature] Address: Douglas Rd, # 102320 Alpharetta 30005
(Attach additional signatures, if need(d)) (street, city, state and zip code)
Larry Milder (Manager)



My commission expires: 10/16/15 Signed, sealed and delivered in presence of:
[Signature] Notary Public

Present Zoning of Property R-20

Location Macland Road and John Petree Road (Vineyard Place East Subdivision)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 495, 496, 541 & 542 District 19th Size of Tract 52.06 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property YES Other 100YR FLOOD CHANGE

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Please see letter of explanation from Vansant Campbell Engineers attached.

List type of variance requested: Front setback variance from 35' to 20' on lots 24 to 31 and lots 46 to 63.

EXHIBIT

**V-37 (2014)
VANSANT - CAMPBELL**

Land Surveying

Land Planning

March 5, 2014

BK Residential, LLC
P.O. Box 386
Douglasville, GA 30133

Subject: Vineyard Place East Subdivision Lots 24-31 & 46-63

To Whom It May Concern:

Vansant-Campbell has completed the field topography and rough grading plan for the Vineyard Place East subdivision. While there is some cut material onsite, most of the lots will require imported fill to meet Cobb County code.

Based on code section 134-197 R-20 single-family residential district of the Cobb County code, the required front setback for this subdivision is 35 feet.

The required 35 foot setback magnifies the challenges with some of the lots in this subdivision. Lots in the vicinity of Mud Creek have numerous challenges, which include:

- 1) Adjacent Flood Plain.
- 2) Minimum Finished Floor Elevation
 - a) 3' above flood plain
 - b) 1' above adjacent street top of curb
- 3) Insufficient Fill Material Onsite

The Flood Insurance Rate Map (FIRM) for this portion of Cobb County has been revised several times over the years. Listed below are three of the most recent maps.

- 1) Map # 13067C0070 F Effective Date: August 18, 1992 "Historic"
- 2) Map # 13067C0094G Map Revised: December 16, 2008
- 3) Map # 13067C0094H Map Revised: March 4, 2013

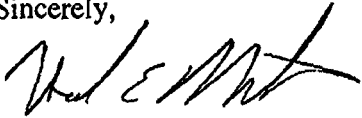
The preliminary plat for this subdivision has an "Issue Date" of January 19, 2005. This preliminary plat references Map # 13067C0070 F for 100 year flood limits. The current final plat for this subdivision (recorded December 5, 2013) references Map # 13067C0094G.

COBB COUNTY ZONING DEPARTMENT
2014 MAR 13 AM 8:58
RECEIVED

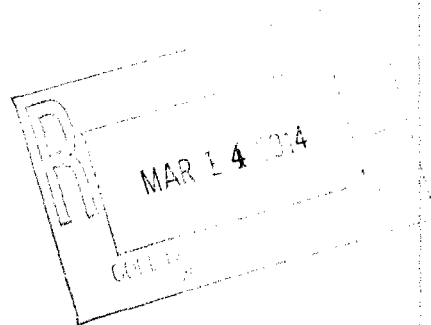
EXHIBIT
V-37 (2014)

Therefore, to alleviate some of these challenges we recommend asking for a 15 foot reduction in the required front setback. The proposed front setback would be 20 feet. With a 20 foot front setback, the proposed houses would be further away from the flood plain, less fill material for the pad and less imported fill. To keep from having an island of special zoning conditions, the lots we have selected are grouped together and are at the end of two streets.

Sincerely,



Gene Mastin
Vansant-Campbell



APPLICANT: Beth B. Vandergriff

PETITION No.: V-38

PHONE: 770-578-1509

DATE OF HEARING: 05-14-14

REPRESENTATIVE: Beth B. Vandergriff

PRESENT ZONING: R-15, R-20

PHONE: 770-578-1509

LAND LOT(S): 1044, 1045

TITLEHOLDER: Beth B. Vandergriff

DISTRICT: 16

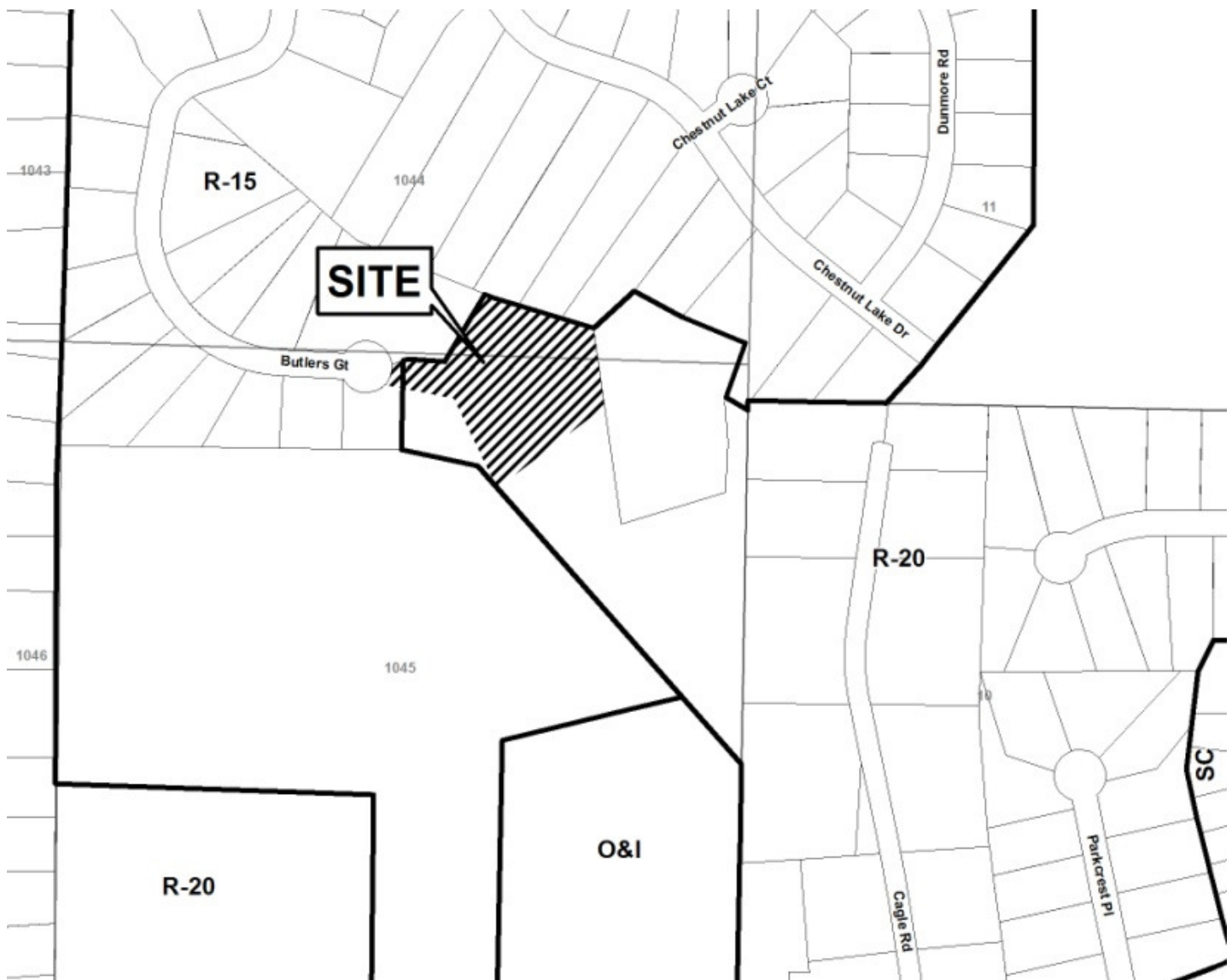
PROPERTY LOCATION: At the eastern terminus of
Butler's Gate

SIZE OF TRACT: 1.89 acres

(700 Butler's Gate).

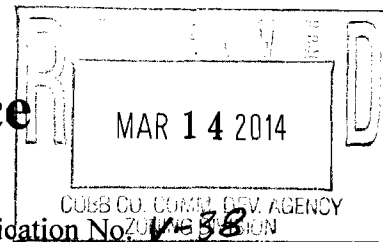
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum public road frontage on a cul-de-sac from the required 50 feet to
34 feet.



Application for Variance Cobb County

(type or print clearly)

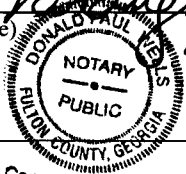


Application No. 14-38
Hearing Date: 5-14-14

Applicant BETH B VANDERGRIF Phone # 770-578-1509 E-mail bethvandergriff@gmail.com

BETH B VANDERGRIF Address 837 CHESTNUT LAKE DR
(representative's name, printed) (street, city, state and zip code)

Beth B Vandergriff Phone # 770-578-1509 E-mail bethvandergriff@gmail.com
(representative's signature)



My commission expires: _____

Signed, sealed and delivered in presence of:
Paul Paul News
Notary Public

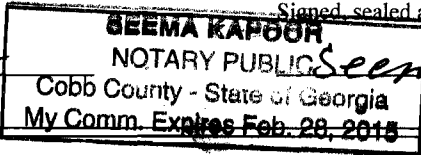
My Commission Expires
March 24, 2017

Titleholder BETH B VANDERGRIF Phone # 770-578-1509 E-mail _____

Signature Beth B Vandergriff Address: 837 CHESTNUT LK DR
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 28th Feb, 2015
SEEMA KAPOOR
NOTARY PUBLIC Seema Kapoor
Cobb County - State of Georgia
My Comm. Expires Feb. 28, 2015
Notary Public



Present Zoning of Property R-20

Location 700 BUTLER'S GATE MARIETTA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1044-1045 District 16TH Size of Tract 8 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

I need a variance because I'm splitting my property to give a parcel to my son. This driveway has been there since the 1930's. My son needs a loan and can't get it without the variance. There is no change to existing property.

List type of variance requested: VARIANCE IN MINIMUM LOT WIDTH IN R-20

Square Footage Chart

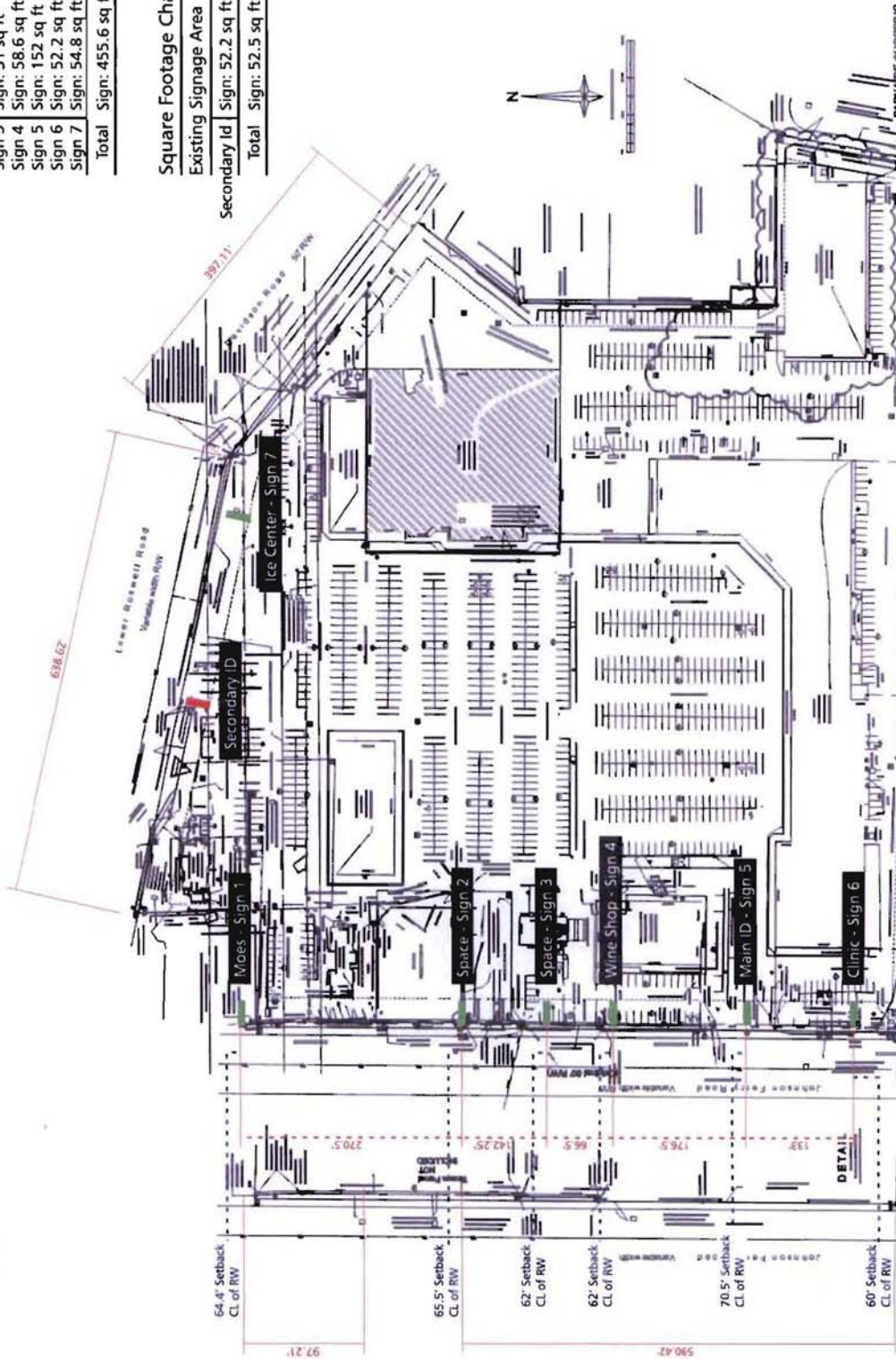
Proposed Signage Area	
Sign 1	Sign: 54.8 sq ft
Sign 2	Sign: 52.2 sq ft
Sign 3	Sign: 31 sq ft
Sign 4	Sign: 58.6 sq ft
Sign 5	Sign: 152 sq ft
Sign 6	Sign: 52.2 sq ft
Sign 7	Sign: 54.8 sq ft
Total	Sign: 455.6 sq ft
Structure: 630.4 sq ft	

Square Footage Chart

Existing Signage Area	
Secondary Id	Sign: 52.2 sq ft
Total	Sign: 52.5 sq ft
Structure: 67.8 sq ft	

Site Plan Legend: Scale 1/178" = 1'

- █ Existing Signage
- █ Proposed Signage



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Management Company

NA

Property Name & Address
 Palmetto Landing
 Marietta, GA

Bill Number
 55282

Project #
 Earl Ray

Designer
 AC

Date
 06.25.20

Revision
 10

V-39 (2014)

02.15.2012 AC
 02.15.2012 AC
 02.01.2012 AC

Design Time
 3.5

Filename
 Id Package 1 V11

- Concept
- Preliminary
- Production

APPLICANT: Retail Planning Corporation

PETITION No.: V-39

PHONE: 770-956-8383

DATE OF HEARING: 05-14-14

REPRESENTATIVE: John H. Moore

PRESENT ZONING: GC

PHONE: 770-429-1499

LAND LOT(S): 85

TITLEHOLDER: Sun Life Assurance Company of
Canada

DISTRICT: 1

PROPERTY LOCATION: On the south side of
Lower Roswell Road, on the east side of Johnson Ferry
Road, and on the southwestern side of Davidson Road
(No Specific Address).

SIZE OF TRACT: 22+ acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waiver of the requirement that the official street number shall be displayed on all freestanding signs for emergency notification purposes; 2) to allow more than four (4) freestanding signs on any platted, recorded or deeded lot of record (total of eight (8) proposed); 3) to allow a freestanding sign to be less than 150 feet from any other freestanding sign on the same lot (as close as 66.5 feet); 4) waive the maximum height of a freestanding sign from the required 20 feet to 28 feet (proposed sign 5 and existing secondary ID sign); and 5) waive the maximum total sign area for a lot up to 25 acres in size from the required 300 square feet to 455.6 square feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-39 (2014)

Hearing Date: 05/14/2014

Applicant Retail Planning Corporation Phone # (770) 956-8383 E-mail _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2015

[Signature]
Notary Public


Titleholder Sun Life Assurance Company of Canada Phone # _____ E-mail _____
Signature See Exhibit "A" for Signature of Titleholder's Representative Address: One Sun Life Executive Park Wellesley Hills, MA 02481
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property GC
Location Intersection of the easterly side of Johnson Ferry Road and the southerly side of Lower Roswell Road; southwesterly side of Davidson Road (Parkaire Landing Shopping Center)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 85 District 1st Size of Tract 22± Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of specific provisions of the Cobb County Sign Ordinance, § 134-313, et seq., which would allow for the replacement and relocation of existing signage pursuant to the "Parkaire Landing - Signage Design Drawings" prepared by Denyse Companies.

EXHIBIT
V-39 (2014)

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 39 (2014)
Hearing Date: May 14, 2014

Applicant: Retail Planning Corporation
Titleholder: Sun Life Assurance Company of Canada

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant is the management company of the Parkaire Landing Shopping Center located at the intersection of the easterly side of Johnson Ferry Road and the southerly side of Lower Roswell Road and the southwesterly side of Davidson Road, Land Lot 85, 1st District, 2nd Section, Cobb County, Georgia (hereinafter the "Center"). Applicant has been involved in the refurbishing and redevelopment of the Center, and the redevelopment project is nearing the final stages. As such, Applicant is seeking to replace existing signage, re-locate the main signage for the Center, and add signage for existing tenants within the Center. The details of the replacement, relocation, and addition of the signage are set forth in the package submitted with the Application titled "Parkaire Landing – Signage Design Drawings."

2014 APR 13 PM 3:05
COBB COUNTY ZONING DEPARTMENT

**EXHIBIT
V-39 (2014)**

COSS COUNTY GEORGIA
FILED IN OFFICE

2014 MAR 13 PM 3:05

COSS COUNTY ZONING DIVISION

Parkaire Landing

Marietta, Georgia
Signage Design Drawings

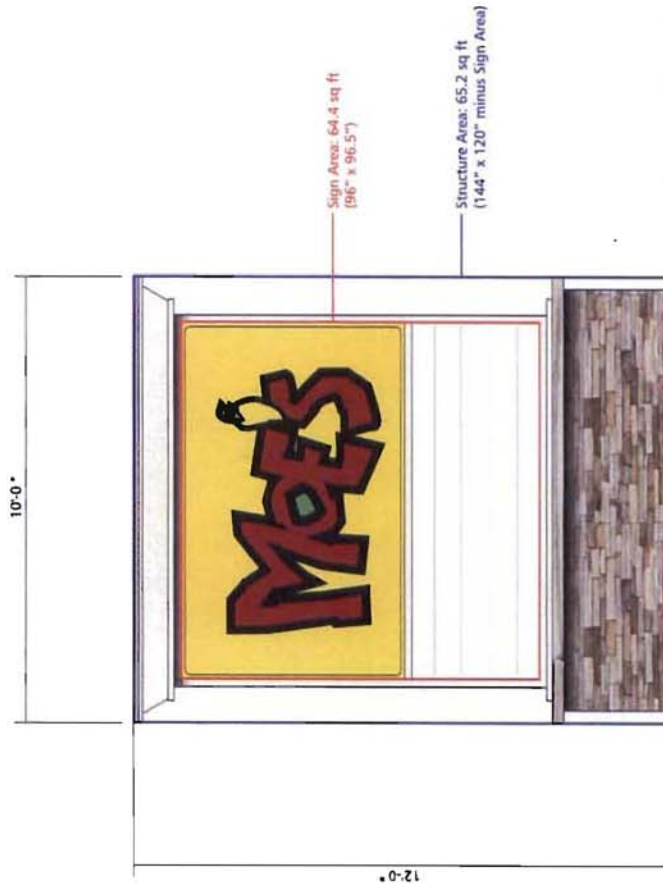
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SIGNS • LIGHTING • ARCHITECTURAL

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2014 MAR 13 PM 3:05

COBB COUNTY ZONING DIVISION



Proposed - SIGN 1

Pylon Id - Sign 1 - Moe's
Scale: 3/8" = 1'-0"



Existing

Colors & Finishes

Colors shown here may not exactly match manufacturer's color chart match or actual sample. Client to order powder samples or specifications for custom colors prior to production or approve Denyse color samples or color specifications.

- C-1 Black (SG)
- C-2 White
- C-3 SW 0050 Classic Light Buff
- C-4 SW 7017 Dorian Gray
- C-5 Stone (to match existing building)
- C-6 Pantone 116 C
- C-7 Pantone 1805 C
- C-8 Pantone 368 C

Construction Specifications

- A Internally illuminated cabinet with pan-formed acrylic face and translucent graphics, white acrylic reader board (three lines of 6" copy)
- B Stone base with trim to match existing building

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Management Company
NA

Property Name & Address
Palaisre Landing
Marietta, GA

Id Number
55282

Project Name
Earl Raymond

Designer
AC

Date
06.25.2012

Revision Date

07.11.2012 AC
12.14.2012 AC
03.20.2013 AC
03.20.2013 AC
04.10.2013 AC
02.01.2014 AC

EXHIBIT
V-39 (2014)

Design Time
3.5

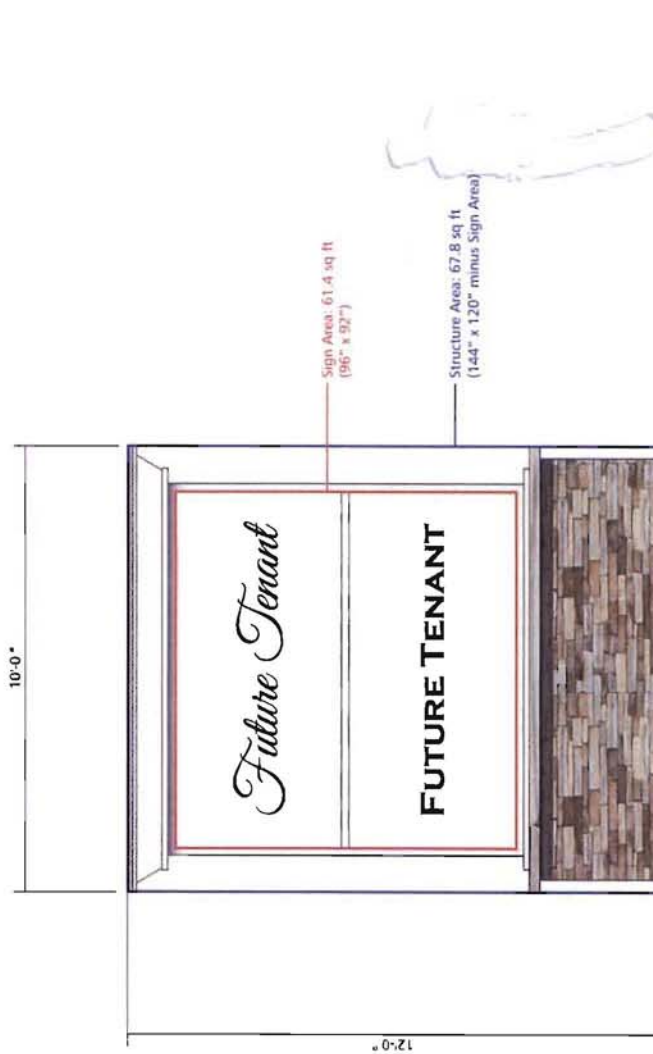
File Name
Id Package 1.v11

- Concept
- Preliminary
- Production

COBB COUNTY GEORGIA
FILED IN OFFICE

2014 MAR 13 PM 3:05

COBB COUNTY ZONING DIVISION



Proposed - SIGN 2

Pylon Id- Sign B - Shell
Scale: 3/8" = 1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturer's color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve Denyse color samples or color specifications.

- C-1 Black (SG)
- C-2 White
- C-3 SW 0050 Classic Light Buff
- C-4 SW 7017 Donnan Gray
- C-5 Stone (to match existing building)

Construction Specifications

- A Double faced internally illuminated cabinet with acrylic face and translucent graphics
- B Stone base with trim to match existing building



Existing

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Management Company
NA

Property Name & Address
Palatka Landing
Marietta, GA

Bid Number
55282

Project Manager
David Kujala

Designer
AC

Date
06.25.2012

Revision Date

Revision

07.18.2012 AC
12.14.2012 AC
03.28.2013 AC
04.10.2013 AC

Design Time
3.5

Filename
Id Package 1-v9

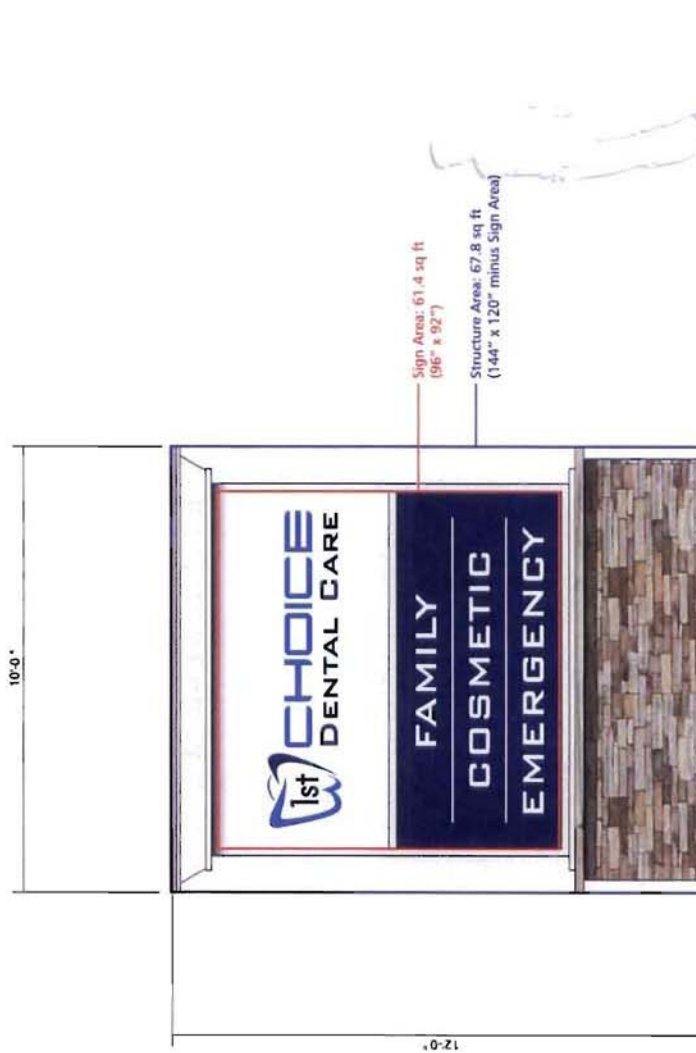
- Concept
- Preliminary
- Production

EXHIBIT
V-39 (2014)

COBB COUNTY GEORGIA
FILED IN OFFICE

2014 MAR 13 PM 3:06

COBB COUNTY ZONING DIVISION



Proposed - SIGN 3

Pylon Id- Sign 2
Scale: 3/8" = 1'-0"

Colors & Finishes

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- C-1 NOT USED ON THIS PAGE
- C-2 White
- C-3 SW 0050 Classic Light Buff
- C-4 SW 7017 Dorian Gray
- C-5 Stone (to match existing building)
- C-6 3M Olympic Blue
- C-7 3M Intense Blue

Construction Specifications

- A Double faced internally illuminated (fluorescent bulbs) cabinet with foam cap
- B .187" acrylic panel with first surface applied translucent vinyl graphics
- C Stone base with trim to match existing building

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Management Company
NA

Property Name & Address
Pelaine Landing
Marietta, GA

MM Number
55282

Project Name
Earl Reynolds

Designer
AC

Date
06.25.2012

Revision Date

07.16.2012 AC
12.17.2012 AC
01.14.2013 AC
03.28.2013 AC
04.10.2013 AC
02.01.2014 AC

Design Title
3.5

File Name
Id Package 1 v11

- Concept
- Preliminary
- Production

X

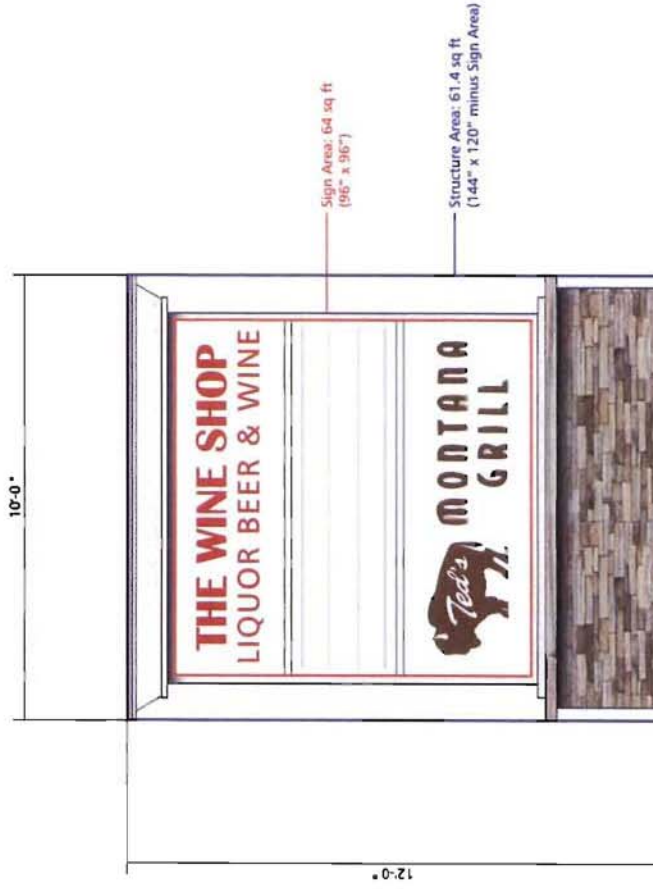
Client Verification Required - By initialing this drawing you agree to the layout, content and accuracy of this drawing.

EXHIBIT
V-39 (2014)

COBB COUNTY GEORGIA
FILED IN OFFICE

2014 MAR 13 PM 3:06

COBB COUNTY ZONING DIVISION



Proposed - SIGN 4

Pylon Id- Sign 4 - Wine and Ted's
Scale: 3/8" = 1'-0"

Vector Artwork Required - Vector artwork needs to be provided to produce this product. Multi-line art, EPS, or CDR file and formatted for a PC.

Colors & Finishes

Colors shown here may not exactly match manufacturing color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve Denyse color samples or color specifications.

- C-1 Black (SG)
- C-2 White
- C-3 SW 0050 Classic Light Buff
- C-4 SW 7017 Dorian Gray
- C-5 Stone (to match existing building)
- C-6 Stock Red or TBD
- C-7 Stock Brown or TBD

Construction Specifications

- A Double sided, internally illuminated cabinet with acrylic faces and translucent vinyl graphics
- B Double sided, internally illuminated cabinet with white acrylic reader board (three lines of 6" copy)
- C Stone base with trim to match existing building



Existing

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Management Company
NA

Property Name & Address
Palatka Landing
Marietta, GA

Bill Number
55282

**EXHIBIT
V-39 (2014)**

Project Name	Earl Raymond
Designer	AC
Date	06.25.2012
Revision	07.16.2012 AC 12.14.2012 AC 03.28.2013 AC 04.10.2013 AC 07.01.2014 AC

Design Time
3.5

File Name
Id Package 1.v11

- Concept
- Preliminary
- Production

10'-0"



Sign Area: 80 sq ft
(96" x 120")

Sign Area: 72 sq ft
(144" x 72")

Structure Area: 254 sq ft
(336" x 174" minus Sign Area)

Existing Signage - No Changes
Scale: 1/4" = 1'-0"

EXHIBIT V-39 (2014)

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Management Company
NA

Property Name & Address
Pakaire Landing
Marietta, GA

Bid Number
55282

Project Manager
Earl Ray

Designer
J.C.

Date
06.25.2013

Revised By
10

Revised Date
03.28.2013 AC
03.28.2013 AC
04.10.2013 AC
02.01.2014 AC

Design Time
3.5

Revision
Id Package 1 v13

Concept
 Preliminary
 Production

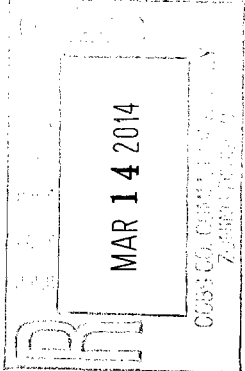
TRAVERSE CLOSURE - 1:30,096
 ANGULAR ERROR - 4.8 SEC'S/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAT CLOSURE - 1:95,890

V-40 (2014)

LOT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C12	25.00'	7.72'	7.69'	N55°46'37"E
C13	40.00'	79.03'	66.79'	S76°28'26"E

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD ZONE ACCORDING TO COBB COUNTY FIRM PANEL 0133 J COMMUNITY No. 130052 DATED MARCH 4, 2013.

BUILDING SETBACK NOTES:
 FRONT SETBACK - 20'
 (OFF PROP. PRIVATE STREET)
 SIDE SETBACK (INTERIOR) - 5'
 SIDE SETBACK - 40'
 (OFF WOODLAWN DRIVE AS MEASURED FROM PRE-DEVELOPMENT R/W)
 REAR SETBACK - (EXTERIOR) 30'



REFERENCE PLAT:
 PB. 273, PG. 221-222

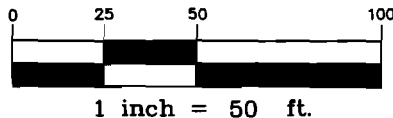
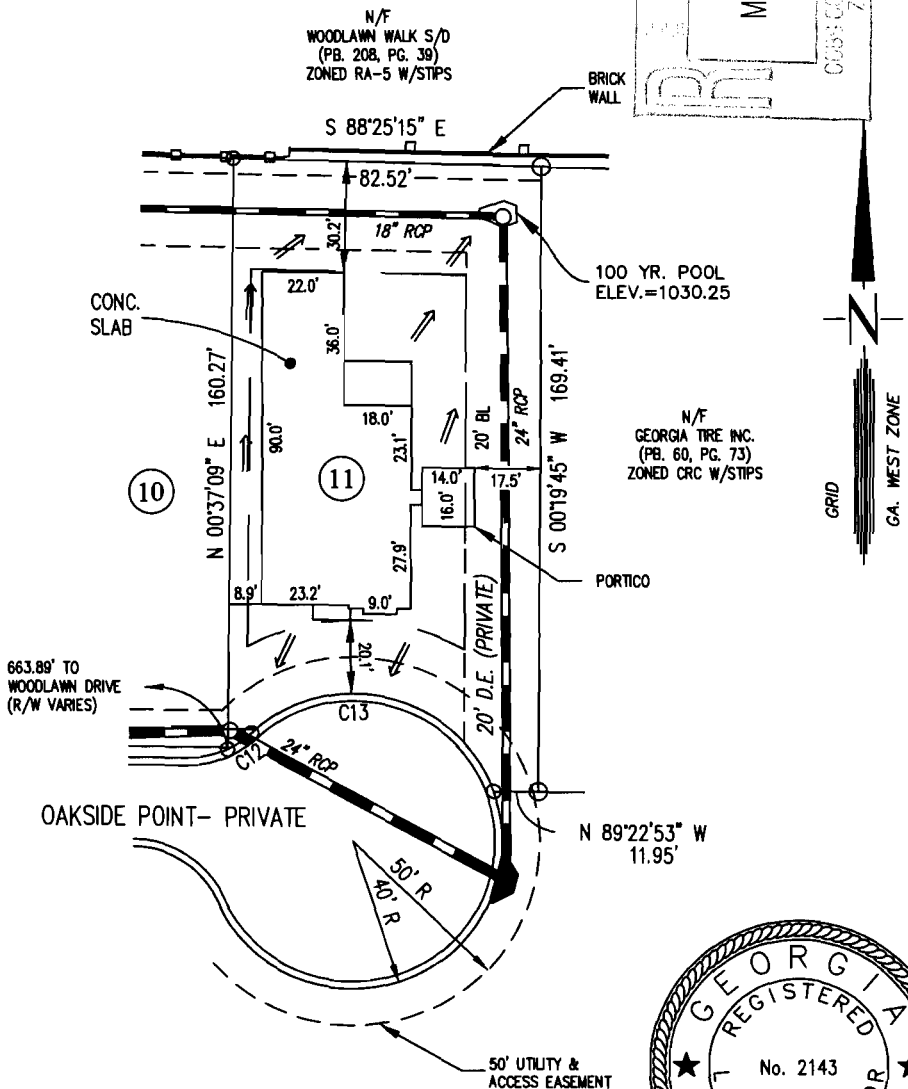
ZONING:
 RA-5 (Z-42, OCT. 16 2012)

PROPERTY AREA:
 0.29 ACRES
 12,696 Sq. Ft.

PROPERTY ADDRESS:
 4567 OAKSIDE POINT
 MARIETTA, GEORGIA 30067

FOUNDATION SURVEY FOR:
EDISON HOMES

BEING LOT 11
 THE OAKS ON WOODLAWN
 LOCATED IN LAND LOT 70
 IN THE 1ST DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 50' DATE: JAN. 20, 2014



Centerline Surveying Systems, Inc.

1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399

APPLICANT: Woodlawn Oaks Development, LLC

PETITION No.: V-40

PHONE: 404-261-3420

DATE OF HEARING: 05-14-2014

REPRESENTATIVE: John H. Moore

PRESENT ZONING: RA-5

PHONE: 770-429-1499

LAND LOT(S): 70

TITLEHOLDER: Woodlawn Oaks Development, LLC

DISTRICT: 1

PROPERTY LOCATION: At the northern terminus of Oakside Point, east of Woodlawn Drive

SIZE OF TRACT: 0.29 acres

(4567 Oakside Point).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 20 feet to 17.5 feet adjacent to the eastern side.

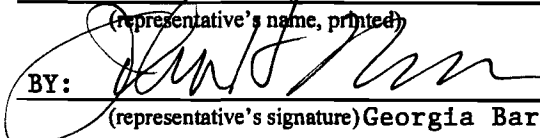


Application for Variance Cobb County

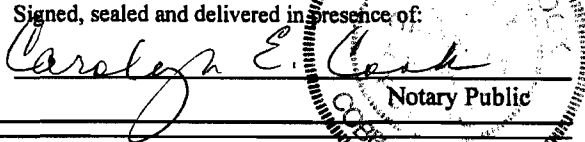
(type or print clearly)

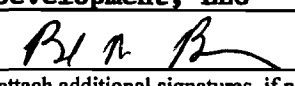
Application No. V- 46 (2014)
Hearing Date: 05/14/2014

Applicant Woodlawn Oaks Development, LLC Phone # (404) 261-3420 E-mail brad@freeman-partners.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

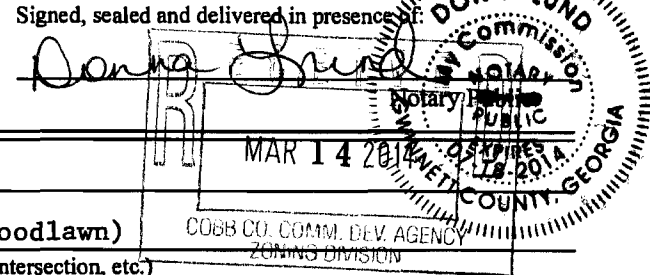
BY:  Phone # (770) 429-1499 E-mail jmoore@mijss.com
(representative's signature) Georgia Bar No. 519800 w7@mijss.com

My commission expires: January 10, 2015

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Woodlawn Oaks Development, LLC Phone # (404) 261-3420 E-mail brad@freeman-partners.com
Signature BY:  Address: Suite A2000, 91 W. Wieuca Road Atlanta, GA 30342
(attach additional signatures, if needed) (street, city, state and zip code)
Brad R. Berman, Manager

My commission expires: 7/18/14

Signed, sealed and delivered in presence of:

Notary Public
DONNA LUND
Notary Public
MAR 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Present Zoning of Property RA-5
Location 4567 Oakside Point (Lot 11, The Oaks on Woodlawn)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 70 District 1st Size of Tract 0.29 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

See Exhibit "A" attached hereto and incorporated herein by reference.

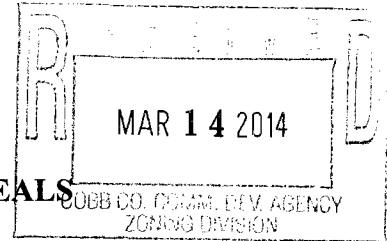
List type of variance requested: Waiver of required side setback from twenty (20) feet to seventeen and one-half (17½) feet. (See 134-201.2(4)(e)).

EXHIBIT
v-40 (2014)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 40 (2014)

Hearing Date: May 14, 2014



BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: Woodlawn Oaks Development, LLC

Please state what hardship would be created by following the normal terms of the ordinance:

The property which is the subject of this Application for Variance is Lot 11, The Oaks on Woodlawn, off Woodlawn Drive, Land Lot 70, 1st District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). Applicant requests a waiver of the required minimum side setback from twenty (20) feet to seventeen and one-half (17½) feet, as more particularly shown and reflected on the Foundation Survey submitted with the Application for Variance.

The Subject Property was rezoned to the RA-5 zoning category, and as part of the approved rezoning, the District Commissioner approves the elevations and renderings of the homes to be constructed within the development. The elevations and renderings for the Subject Property were approved by the District Commissioner in October 2013, a copy of which are attached hereto as Exhibit "1" and incorporated herein by reference. Applicant was unaware the portico on the residence extended into the side setback area by approximately two and one-half feet until the final inspection of the residence was being performed.

To allow the portico to remain within the side setback area would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties. And, in fact, the property located immediately to the east of the Subject Property is zoned to a commercial category of Community Retail Commercial ("CRC"); and, therefore, the waiver of the side setback requirement for this lot would have absolutely no effect upon the immediately adjacent property. The reduction of the side setback by two and one-half feet is very minor. Additionally, any adjustments to the approved home elevation would require re-approval by the District Commissioner, and Applicant would suffer significant impact and expense.

